

Comprehensive Plan
Community Meeting
November 3, 2009



Meeting Agenda

- Welcome and Introduction
- Comprehensive Planning Process
- Vision Statement: City-Wide (survey)
- Dunwoody Village Character Area
 - Prior meeting results
 - Existing conditions and envisioning a Village Center 2030
- Discussion: Vision for Dunwoody Village
- Recap of Discussion Results
- Next Steps

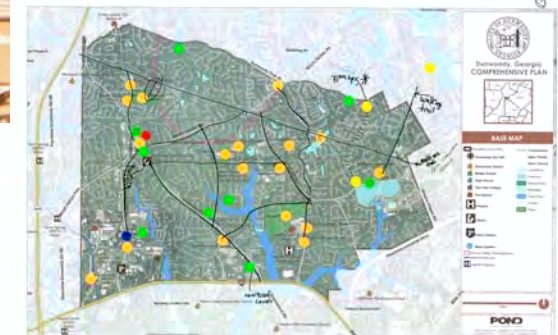


Comprehensive Plan Process

- Department of Community Affairs (DCA) regulates and requires 3 components:
 - Assessment
 - Participation
 - Community Agenda
- Community Assessment: data, maps, issues
- Community Agenda:
 - Vision for Future Development (Character Areas)
 - Action Plan
 - Prepared with Community Involvement

Community Involvement

- Public hearings
- Steering committee
- Community meetings:
 - Kick- Off: Map Exercise: Jun 2
 - Transportation & Design: Jun 24
 - Parks, Facilities, Funding: Jul 7
 - Visioning Workshop: Aug 3
 - Preliminary Results: Sept 24
 - Perimeter Center: Oct 29
 - Dunwoody Village - tonight





Draft City Vision Statement

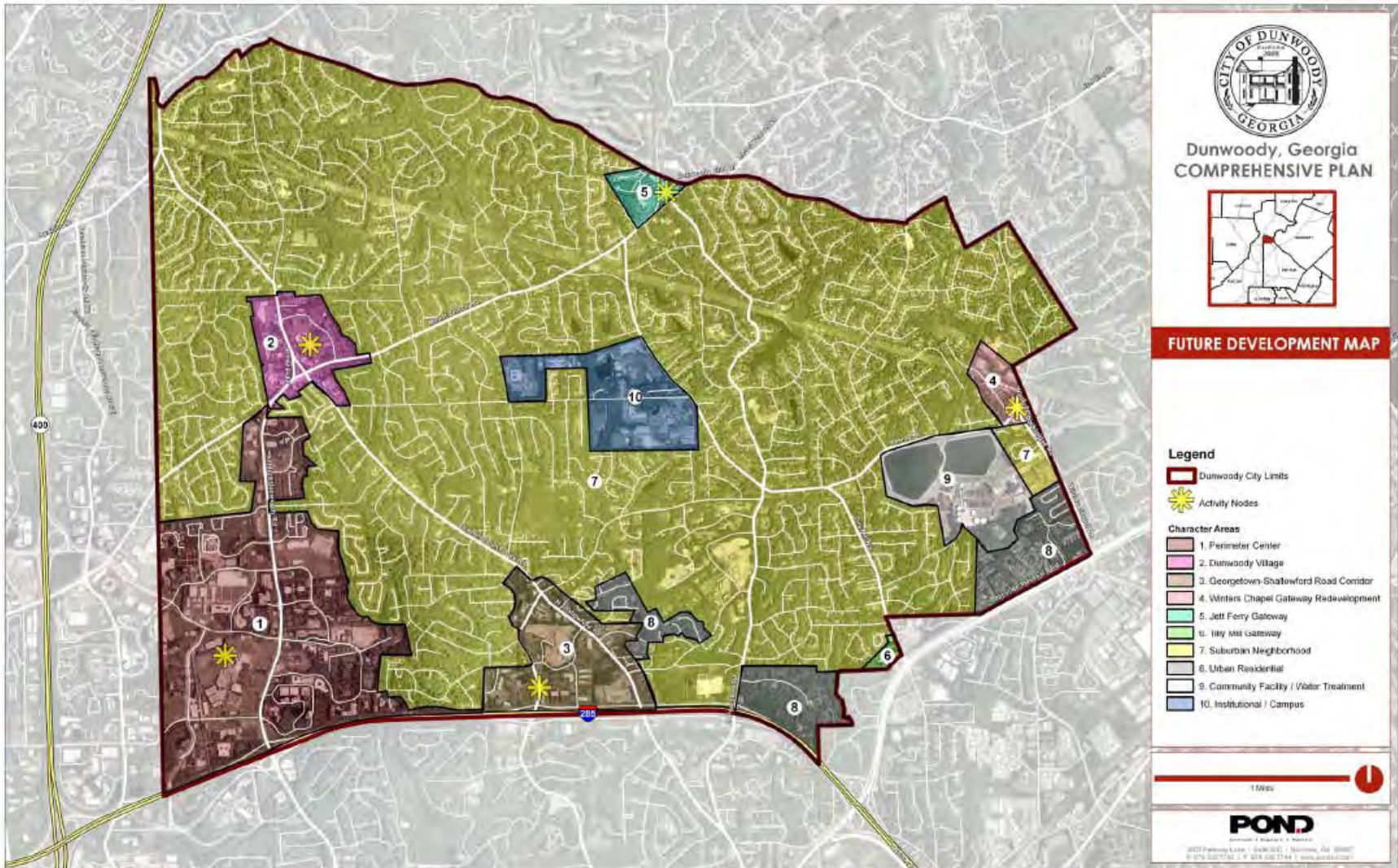
The City of Dunwoody showcases its “big city appeal with small town feel” from the moment you cross its gateways. Through its unique, high- quality character as a safe, comfortable and thriving place to live, work, shop and play, the City of Dunwoody *preserves the past, promotes economic vitality, protects the residential nature of its neighborhoods, presents viable options as a place to live through all stages of life and ability, and prepares for the future* through:



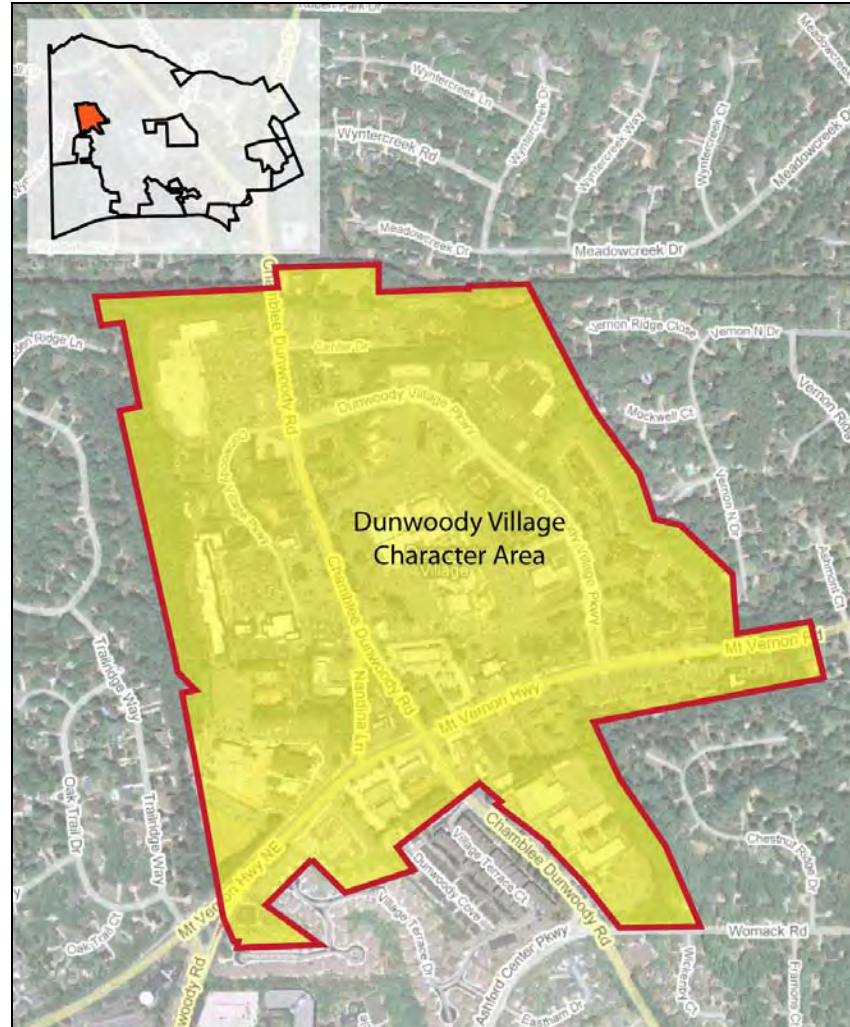
Draft Vision Statement, Continued

- Historical designation designed to save, restore, and promote our heritage properties
- Continued high-quality development of the Perimeter business area designed to promote the economic engine of the city while enhancing convenience to products and services for our citizens
- Conservative, conscientious growth of our other commercial nodes designed to enhance the quality of life of our residential neighborhoods
- Development of a variety of living options designed for all stages of life and ability
- Increased connectivity, enhanced transportation options, expanded greenspace and park ownership designed to improve the health, vitality and recreational enjoyment of our city's businesses and residents and the long-term sustainability of our city

Draft Future Development Map



Dunwoody Village





Dunwoody Village: Discussion

- Meeting results to date:
 - divergent opinions about the future of Dunwoody Village
 - concern about traffic
- City Council committed to a Master Planning process
- What's a Master Plan?
- Master Plan versus Comprehensive Plan
- Tonight: broad policy
- Tonight: Vision for ideal for Dunwoody Village
- To-scale images to help visualize different intensity (different than a Master Plan....)



Dunwoody Village

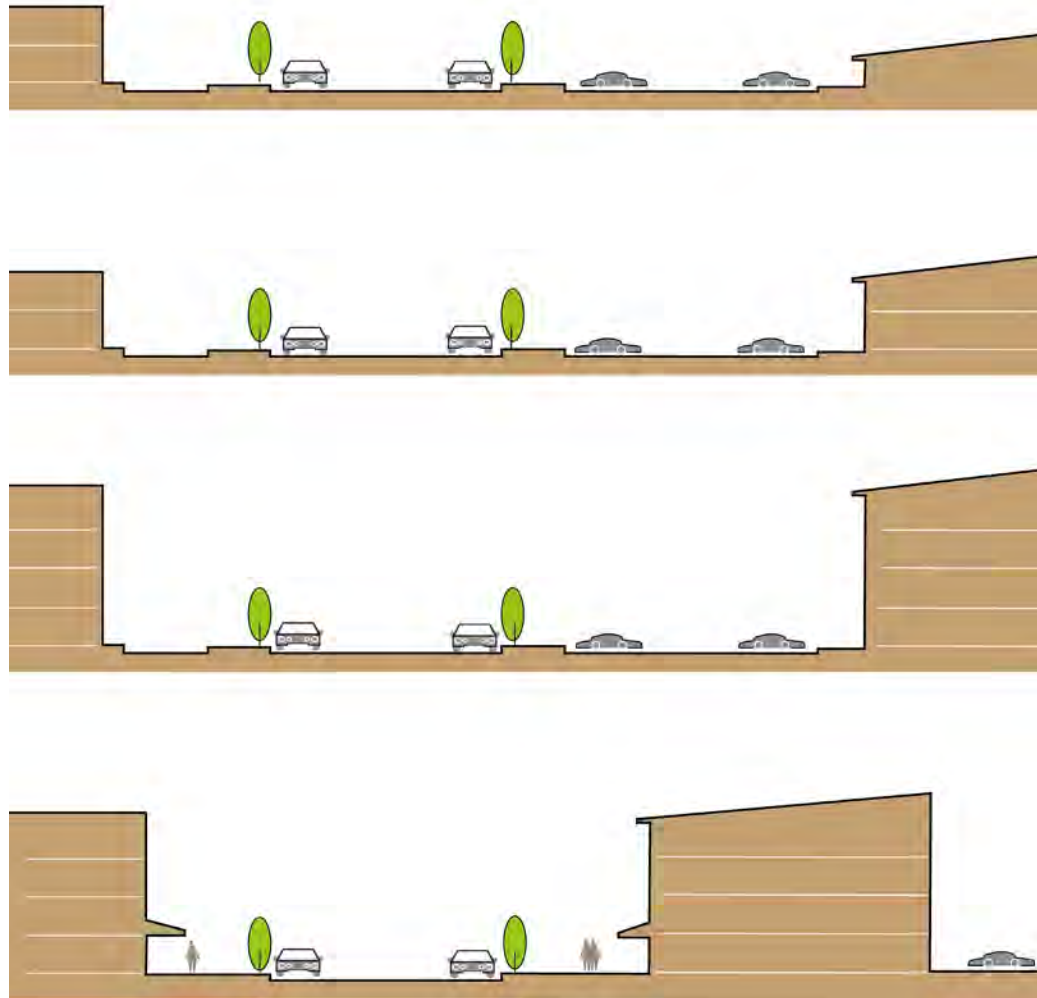
Vision (draft, per public input to date)

This node has historically been the “heart” of Dunwoody. A master planning process will have established a detailed vision for the downtown, focused on pedestrian amenities, traffic calming, architectural controls, connectivity and place making. This area should be redeveloped as a destination for shopping, dining, entertainment and civic activities, with a residential component for day and evening activity to foster community. The design should showcase the unique character of Dunwoody. The marker or unifying signifier promoted throughout the city and gateways should be hallmarked here in a prominent way.

Future Development (draft)

- Height – 3 stories, but potentially up to 5 at intersections if and only if a unique project is proposed with architecturally distinct features, innovative parking solutions (covered decks, underground parking, or alternatives) and spaces for public use
- Form – master planned design, high quality building materials, functional open space and greenspace
- Use – Mixed Use, local and unique business, boutique retail, public assembly

Creating pedestrian-oriented streets





Creating an active Village Center

- Privilege the pedestrian?
- City Hall location...new city hall as investment to stimulate street activity?
- Examples: Suwanee, Buford

Village Centers... ...can privilege the pedestrian



Village Centers... ...can privilege the pedestrian



Building to the road, streetscape, bike and pedestrians...

Village Centers...can create usable public spaces



Village Centers...can create usable public spaces



Envisioning the form of built environment: low scale, surface parking

EXISTING CONDITION : Dunwoody Village Character Area



Envisioning the form of built environment: allow height, gain open space

UP TO 3 STORIES : Dunwoody Village Character Area



Envisioning the form of built environment: create active Village Center

UP TO 6 STORIES : Dunwoody Village Character Area





Dunwoody Village

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Discussion Questions: Vision 2030

- Do you agree with the draft Dunwoody Vision?
- What would make the Dunwoody Vision better?
- If:
 - new public gathering and green space could be created
 - parking and circulation (congestion prevention: shuttles, interior grid, pedestrian only zones) were addressed.....
 -would 5 or 6 story development be appropriate?
- What controls would make any redevelopment appropriate?
- Civic center of the city (city hall)?